



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



September 17, 2008

Bruce W. McClendon FAICP
Director of Planning

TO: Librarian
Compton Library
240 W. Compton Blvd.
Compton, CA 90220-3109

FROM: Josh Huntington, AICP *JS*
Senior Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, California 90012

**SUBJECT: TENTATIVE TRACT MAP NO. 068396
NONCONFORMING REVIEW NO. 2008-00012-(2)
14801 S. Cookacre Street, Compton**

The subject project is scheduled for a Public Hearing before the Hearing officer of Los Angeles County on October 21, 2008.

Please have these materials available to the public through November 3, 2008.

If you have any questions regarding this matter, please contact Josh Huntington from the Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Copy of Tentative Tract Map No. 068396 and exhibit map dated May 30, 2007
 2. Land Use Map
 3. Notice of Public Hearing
 4. Vicinity Map
 5. Draft Factual
 6. Draft Staff Report
 7. Draft Conditions
 8. Nonconforming Review Burden of Proof



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

TENTATIVE TRACT MAP NO. 068396
NONCONFORMING REVIEW NO. 2007-00012-(2)

RPC/HO MEETING DATE

CONTINUE TO

AGENDA ITEM

PUBLIC HEARING DATE

October 21, 2008

APPLICANT 14801 Cookacre Limited Partnership		OWNER 14801 Cookacre Limited Partnership		REPRESENTATIVE Hank Jong	
REQUEST Tentative Tract Map: To create 1 multi-family lot with conversion of 11 attached apartments into condominium units in 5 buildings on 0.38 gross acres. Nonconforming Review: To allow the continued use of the existing less than required: covered parking spaces, backup distance, and setbacks. This review will also allow the continued use of the existing attached multiple unit structures in the R-2 zone.					
LOCATION/ADDRESS 14801 S. Cookacre Street, Compton [APN: 6195-018-022]			ZONED DISTRICT East Compton		
ACCESS Cookacre Street and public alley			COMMUNITY Compton		
SIZE 0.38 gross / 0.26 net acres			EXISTING ZONING R-2 (Two Family Residence)		
EXISTING LAND USE Apartments		SHAPE Rectangular		TOPOGRAPHY Flat	
SURROUNDING LAND USES & ZONING					
North: Single Family and Multi-Family Residential / R-2			East: Single Family, Multi-Family Residential, and Commercial / R-2 and C-3 (Unlimited Commercial)		
South: Single Family and Multi-Family Residential / R-2			West: Single Family and Multi-Family Residential / R-1 (Single Family Residence)		
GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY		
Los Angeles County General Plan	1 (Low Density Residential)	6 dwelling units per acre	See #3 in the Issues and Analysis section on Page 2		
ENVIRONMENTAL STATUS A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Based on the initial study, it has been determined that the project will not have a significant effect on the environment.					
DESCRIPTION OF SITE PLAN The tentative tract map dated May 30, 2007, depicts one residential lot containing eleven attached units in five buildings on a 0.38 gross acre site. The proposed development will convert these lease units into condominium units. Access to the lot is provided via S. Cookacre Street to the east and via a public alley to the west. The covered parking spaces are on the west side of the property and can be accessed via the public alley. There are second floor two units located over the covered parking spaces. There are also three buildings with three units in each building. These buildings are each one story tall and run east-west along the majority of the property. There are walkways separating these three buildings. A fence and landscaping separating them from Cookacre Street on the east side of the property.					
KEY ISSUES <ul style="list-style-type: none">The buildings were legally built structures and no change in density proposed.The structures were built in 1931. Their continued use will not be an undue burden on local infrastructure or street parking. (If more space is required, use opposite side)					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☐ Street improvements _____ Paving _____ Curbs and Gutters _____ Street Lights
_____ Street Trees _____ Inverted Shoulder _____ Sidewalks _____ Off Site Paving _____ ft.☐ Water Mains and Hydrants☐ Drainage Facilities☒ Sewer☐ Septic Tanks☐ Other _____☐ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

ISSUES AND ANALYSIS

1. The applicant applied for a nonconforming review because there are 11 covered parking spaces provided and 22 covered parking spaces are required. One space is provided per unit instead of the required two spaces. Additionally, the required backup distance for these spaces is 26 feet, but the public alley is only 20 feet wide. The covered spaces are located on the on the west property line, so the backup distance provided is 20 feet.
2. The nonconforming review will also allow the continued use of the five structures on the property. They are nonconforming since none of these structures meet our current setback requirements. The three structures that each contain three units are also nonconforming because attached multiple unit structures are not allowed in the R-2 zone. Duplexes are, however, allowed. Therefore, these structure each surpass zoning district's requirement by one unit.
3. Section 66427.2 of the Subdivision Map Act specifically prohibits denial of a condominium conversion tentative map because it is inconsistent with the general plan. The density that exists on this property is 28.9 dwelling units per acre. The property is located within Category 1 of the Los Angeles Countywide General Plan. The category allows a maximum of 6 dwelling units per acre. Therefore, the project is not consistent with the general plan, but the Map Act clearly states that the tentative map cannot be denied based on this inconsistency.



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

**NOTICE OF PUBLIC HEARING FOR
A PROPOSED LAND DIVISION
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

Bruce W. McClendon FAICP
Director of Planning

**TENTATIVE TRACT MAP NO. 068396
NONCONFORMING REVIEW NO. 2008-00012-(2)**

Notice is hereby given that the Los Angeles County Hearing Officer will conduct a public hearing concerning this proposed land development on Tuesday, October 21, 2008, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

Project Location: The property is located at 14801 S. Cookacre Street, within the unincorporated community of Compton and within the East Compton Zoned District of Los Angeles County.

Project Description: The tract map proposes to convert eleven (11) existing apartment units into one multi-family lot with eleven (11) attached condominium units in five (5) buildings on 0.38 gross acres. The associated nonconforming review is to allow the existing nonconformities on the lot to continue. These nonconformities include: substandard number of parking spaces, less than required backup distances, insufficient setback distances, and attached dwelling units in the R-2 zone. No structural changes are proposed as part of this project.

Environmental Determination: A Negative Declaration has been prepared for this project. The draft environmental document concludes that the project design will not have a significant impact on the environment. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Negative Declaration.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Josh Huntington. You may also obtain additional information concerning this case by phoning Mr. Huntington at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. Our office is closed on Fridays.

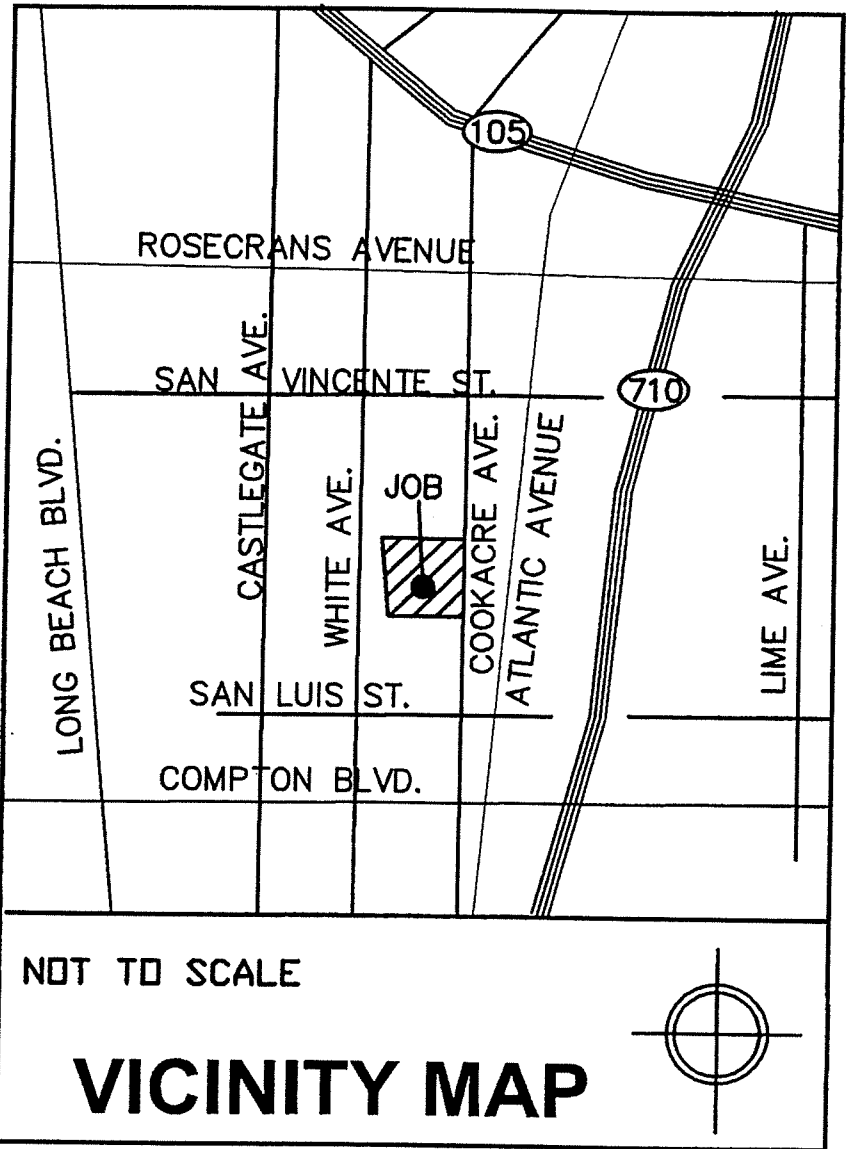
If you challenge a County action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at, or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:00 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays.** These materials will also be available for review beginning September 21, 2008 at the Compton Library located at 240 W. Compton Blvd., Compton, CA 90220-3109, (310) 637-0202. Selected materials are also available on the Department of Regional Planning website at <http://planning.lacounty.gov>.

BRUCE W. MCCLENDON, FAICP
Planning Director

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considerará por el Condado de Los Angeles es una propuesta para convertir 11 apartamentos a 11 condominios en 5 edificios en 0.38 acres y un revisión no conforme. La audiencia pública para considerar el proyecto se llevará en 21 de Octubre de 2008. Si necesita mas información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466."



**TENTATIVE TRACT MAP NO. 068396
NONCONFORMING REVIEW NO. 2008-00012-(2)**

**STAFF ANALYSIS
October 21, 2008 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, 14801 Cookacre Limited Partnership, is proposing to create one multi-family lot with conversion to 11 attached condominium units in five buildings on 0.38 gross acres.

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

The proposed development is within the R-2 (Two Family Residence) zone.

A nonconforming review is required to continue the use of several existing nonconformities on the property. First, the nonconforming review will authorize the continued use of the existing less than required covered parking spaces with reduced backup distances. Second, the nonconforming review is required to authorize the continued of the structures on the property. All five of these structures are nonconforming because they do not meet current setback requirements, and three of the structures are nonconforming because they contain three units each. Currently, the R-2 zone allows duplexes but does not allow buildings to contain more than two units each.

DESCRIPTION OF PROJECT PROPERTY

Location: The site is located at 14801 S. Cookacre Street. The property is located within the unincorporated community of Compton and is in the East Compton Zoned District of Los Angeles County.

Physical Features: The subject property is approximately 0.38 gross acres in size. It is rectangular in shape with level topography. The subject property currently contains 11 attached residential lease units in 5 buildings which are to be converted into attached condominium units.

Access: The property takes access from both Cookacre Street, an 80-foot wide public road to the east of the property, and a 20-foot wide public alley to the west of the property. Internal access is provided by walkways between the structures.

Services: The site is served by public sewers and wastewater treatment facilities of the Los Angeles County Sanitation District. Potable The Park Water Company provides the site's water supplies and distribution facilities to meet anticipated demand and fire protection needs.

ENTITLEMENTS REQUESTED

Tract Map: The applicant has requested the approval of Tentative Tract Map No. 068396. The subdivision request is to create one multi-family lot with conversion of 11 attached condominium units in 5 buildings on 0.38 gross acres.

Nonconforming Review: The applicant has requested the approval of Nonconforming Review No. 2008-00012-(2) to authorize the continued use of 11 existing insufficient covered parking spaces with inadequate backup distance. The nonconforming review will also authorize the continued use of the five structures on the subject property. All of these structures are nonconforming due to insufficient setbacks, and three of the structures are nonconforming due to housing type. Specifically, duplexes are allowed in the R-2 zone, but not structures with three attached units. Three of the structures on the subject property have three units each.

EXISTING ZONING

The subject property is zoned R-2. The areas to the north, south, and east of the subject property are also zoned R-2. The area to the west of the subject property is zoned R-1 (Single Family Residence). Additionally, there is an area a little further to the southeast along Atlantic Avenue that is zoned C-3 (Unlimited Commercial).

EXISTING LAND USES

The subject property currently contains 11 attached residential lease units in five buildings. The property is surrounded by single family and multi-family residential development. A little further to the southeast, there are commercial uses along Atlantic Avenue.

PREVIOUS CASE/ZONING HISTORY

The current R-2 zoning on the property became effective 1939 following the adoption of Ordinance Number 3315 which created the East Compton Zoned District.

PROJECT DESCRIPTION

The tentative tract map and exhibit map dated May 30, 2007, depict one residential lot containing eleven attached units in five buildings on a 0.38 gross acre site. The two buildings on the west side of the lot contain a total of eleven parking spaces and each contain one second floor dwelling unit. The three buildings that run east-west along the majority of the property contain three units each. The proposed development will convert these lease units into condominium units.

Access to the lot is provided via South Cookacre Street to the east and via a public alley to the west. There are 11 covered parking spaces are on the west side of the property and can be accessed via the public alley. The backup distance for these spaces is provided by the width of the public alley. Therefore, these parking spaces have a 20 foot backup distance. Internal access is provided by a network of walkways between the buildings.

GENERAL PLAN CONSISTENCY

Section 66427.2 of the Subdivision Map Act expressly prohibits denial of condominium conversions based on the project's inconsistency with the General Plan. The subject property is located within Category 1 (Low Density Residential) of the Los Angeles General Plan ("General Plan"). While the density of the project is higher than that allowed in this General Plan Category, this project is consistent with several key policies of the General Plan. These key policies include:

7. Promote a reversal of the trend toward population losses in older urban areas.
8. Promote a distribution of population consistent with service system capacity, resource availability, environmental limitations and accessibility.
20. Maintain and conserve sound existing development.
39. Emphasize the preservation, conservation, and maintenance of stable residential areas.
42. Foster rehabilitation rather than replacement of housing units wherever economically feasible and consistent with neighborhood plans.
44. Preserve sound residential areas and protect them from intrusion of incompatible uses.
54. Promote the full use of existing service systems in order to gain maximum benefit from previous public investment.

NONCONFORMING REVIEW

A nonconforming review is required to continue the use of several existing nonconformities on the property. First, the nonconforming review will authorize the continued use of the existing less than required covered parking spaces with reduced backup distances. These

parking spaces are insufficient for two reasons. First, there are only 11 covered parking spaces for the 11 proposed condominium units. However, since 2 covered parking spaces are required per unit, 22 parking spaces are required. Second, the required backup distance is 26 feet. The existing covered parking spaces are accessed directly via the 20-foot wide public alley. Therefore, the covered parking spaces have a backup distance of only twenty (20) feet.

The nonconforming review is also required to authorize the continued use of the five structures on the property. While the R-2 zoning classification allows two-family residences pursuant to Section 22.20.170 of the Los Angeles County ("County Code"), three (3) of the existing structures contain three (3) units each. This existing nonconformity was created because the structures were built prior to the creation of the zoned district. These structures were built in 1931, per certified copies of Los Angeles County Building Records. The East Compton Zoned District was established in 1939 with the adoption of Ordinance Number 3315. Therefore, these structures were rendered nonconforming with the establishment of the zoned district. Finally, all five of the structures on the property fail to meet current setback requirements. Since these structures were constructed legally in 1931, it is clear that they met any setback requirements that were in existence at that time. Therefore, these structures appear to have legal nonconforming status.

Pursuant to Section 22.56.1550 of the County Code, the applicant must meet the following burden of proof:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features prescribed in this Ordinance, or as is otherwise required in order to integrate said use with the uses in surrounding area.
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.
- D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
- E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

The applicant's Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

A Negative Declaration has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Tract Map dated May 30, 2007, and recommends approval of the project with the attached conditions.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On September 16, 2008, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 500 feet of the subject property.

The public hearing notice was published in Long Beach Press Telegram on September 20, 2008 and La Opinion on September 20, 2008. Project materials, including a Tentative Tract Map, Land Use Map, draft staff report, and County draft conditions of approval were sent to the Compton Library on September 18, 2008. All of these materials except the maps were also posted on Two hearing notices were posted on the subject property on September 16, 2008.

CORRESPONDENCE RECEIVED

At the time of writing, staff has not received any correspondence regarding this case.

STAFF EVALUATION

The subject property's density is not consistent with the density required by the General Plan, but section 66427.2 of the Subdivision Map Act expressly prohibits denial of

condominium conversions based on the project's inconsistency with the General Plan. As stated in the General Plan Consistency section above, the proposed project is consistent with several other policies of the General Plan. While these structures were constructed legally in 1931, there are several existing aspects of these structures and covered parking spaces that do not meet the current requirements of the R-2 zone and other parts of the County Code. However, section 22.56.1550 of the County Code specifically allows an applicant in this situation to apply for a nonconforming review to allow the continued use of the nonconforming structures and covered parking spaces. The subject property is surrounded by compatible uses and has access to a County-maintained street. All required public services and necessary infrastructure can be provided for the proposed subdivision.

In the Burden of Proof for the Nonconforming Review, the applicant stated that the existing buildings and loading areas were built in 1931. Since that time, the residents have been limited to one parking space each. Due to the small size of the residential units, it seems reasonable to expect that future residents will also find one covered parking space to be sufficient without overburdening the neighborhood's available on-street parking. Similarly, since the structures have existed in their current configuration, it is reasonable to believe that their continued use would not place an undue burden on the neighboring properties. None of the structures will be made any more nonconforming by this subdivision and the structures' impact on the neighborhood not be increased by converting the existing lease units to condominiums.

STAFF RECOMMENDATION

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration, and approve Tentative Tract Map No. 068396 and Nonconforming Review No. 2008-00012-(2) with the attached findings and conditions.

Attachments:

- Factual
- Photos of the site
- Thomas Brothers Guide Map Page
- Nonconforming Review Burden of Proof
- Draft Findings
- Draft Conditions
- Environmental Document
- Tentative Tract Map No. 068396 dated November 7, 2007
- Land Use Map
- GIS-NET Map

SMT:JSH
9/15/08

**DEPARTMENT OF REGIONAL PLANNING
TENTATIVE TRACT MAP NO. 068396**

Map Date: May 30, 2007

CONDITIONS:

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the R-2 zone.
2. Lot No. 1 of this map is approved as a condominium conversion project for a total of 11 attached condominium units in 5 buildings on 0.38 gross acres whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Department of Public Works ("Public Works").
3. The subdivider shall provide in the Covenants, Conditions and Restrictions ("CC&Rs") a method for ensuring that an adequate lighting system along all walkways is maintained within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
4. Provide in the CC&Rs a method for the continual maintenance of the common areas, including all plantings and landscaping, driveways and the lighting system along all walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
5. Within five days of the tentative map approval date, the subdivider shall remit a \$1,926.75 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
6. The subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense.

7. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
- a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
NONCONFORMING REVIEW NO. 2008-00015-(2)**

CONDITIONS:

1. This grant authorizes the continued use of the: less than required covered parking spaces, reduced backup distance, multiple attached dwelling units in the R-2 zone, and reduced setback distances. This grant authorizes the continued use of these nonconformities on the 0.38 gross acre subject property in perpetuity, as shown on the Exhibit Map dated May 30, 2007.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 8.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be

made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

8. Within 15 days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. TR068396-(2), which includes Tentative Tract Map No. 068396, and Nonconforming Review No. 2008-00015-(2). The project does not have "no effect" on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,926.75. No land use project subject to this requirement is final, vested or operative until the fee is paid.
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

11. This grant shall expire unless used within two years after the recordation of the final map for Tentative Tract Map No. 068396. In the event that Tentative Tract Map No. 068396 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map and exhibit map dated May 30, 2007. An amended or revised tentative tract map approved for Tentative Tract Map No. 068396 may, at the discretion of the Director of Regional Planning ("Director of Planning"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
14. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval.
15. The development of the subject property shall comply with all requirements and conditions approved for Tentative Tract Map No. 068396.
16. A minimum of 11 automobile parking spaces, as depicted on the approved Tentative Tract Map No. 068396 (dated May 30, 2007) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.
17. A minimum of 20 feet of backup distance shall be provided for these covered parking spaces.
18. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").

19. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
20. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
21. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
22. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.

The following reports consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Thirty days prior to requesting final approval of the tract map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Place standard condominium conversion notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Diego G. Rivera
tr68396L-rev1.doc

Phone (626) 458-4349

Date 07-03-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 068396

REVISED TENTATIVE MAP DATED 05/30/07

DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended (No grading is proposed).

=====

GRADING CONDITIONS:

1. Approval of this map pertaining to grading is recommended (No grading is proposed).

AT

Name Ernesto Rivera Date 06/26/07 Phone (626) 458-4921
ERNESTO J RIVERA

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION
Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 68396
SUBDIVIDER Chang
ENGINEER EGL Associates, Inc.
GEOLOGIST -----
SOILS ENGINEER EGL

TENTATIVE MAP DATED 5/30/07 (Revision)
LOCATION East Rancho Dominguez
REPORT DATE -----
REPORT DATE 3/16/07

[] TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☐ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). ----- refer to the Soils Report(s) by -----, dated -----."
- ☐ The Soils Engineering review dated ----- is attached.

[X] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots -----
- ☒ The Soils Engineering review dated 6/21/07 is attached.

Prepared by



Charles Nestle

Reviewed by

Date 6/21/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 1.0
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 68396
Location East Rancho Dominguez
Developer/Owner Chang
Engineer/Architect EGL Associates, Inc.
Soils Engineer EGL
Geologist *****

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Tract Map Dated by Regional Planning 5/30/07
Geotechnical Report Dated 3/16/07
Previous Review Sheet Dated 5/7/07

ACTION:

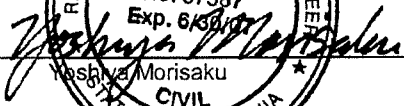
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies, as necessary.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

THE ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

Reviewed by  Date 6/21/07



NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh68396TentTa

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement along the frontage on Cookacre Street.
2. Repair any displaced, broken, or damaged pavement along the frontage on the alley.
3. Plant street trees along the frontage on Cookacre Street to the satisfaction of Public Works.
4. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Cookacre Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1st of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
5. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 068396 (Rev.)

Page 1/1

TENTATIVE MAP DATED 05-30-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division.
2. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
3. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.

HW

Prepared by Allen Ma

tr68396s-rev1.doc

Phone (626) 458-4921

Date 07-02-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HW
Prepared by Lana Radle
tr68396w-rev1.doc

Phone (626) 458-4921

Date 07-02-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

PP- Joshua

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR068396 Map Date May 30, 2007

C.U.P. _____ Vicinity Map 0638B

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☐ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☐ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: All pedestrian gates shall comply with Regulation 5, Limited Access Devices and Systems. Access as shown on the tentative map is adequate.

By Inspector: Juan C. Padilla Date July 9, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR068396 Tentative Map Date May 30, 2007

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is **2000** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install **1** public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Install 1 public fire hydrant on the southernly property line.**

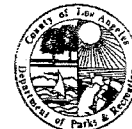
All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date July 9, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 68396

DRP Map Date: 05/30/2007

SCM Date: / /

Report Date: 07/11/2007

Park Planning Area # 32

EAST COMPTON ISLAND

Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Other: Exempt from Quimby Fee pursuant to Los Angeles County Code (LACC) Section 21.24.340E; Condominium conversion of 11 units apartment.

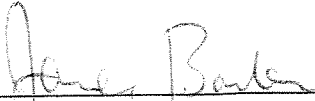
Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:


James Barber, Developer Obligations/Land Acquisitions

Supv D 2nd
July 11, 2007 07:24:53
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 68396	DRP Map Date: 05/30/2007	SMC Date: / /	Report Date: 07/11/2007
Park Planning Area # 32	EAST COMPTON ISLAND	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.54	0.0030	0	0.00
M.F. < 5 Units	5.32	0.0030	0	0.00
M.F. >= 5 Units	4.02	0.0030	0	0.00
Mobile Units	2.57	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **32 EAST COMPTON ISLAND**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$208,692	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$208,692	\$0



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 - FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

**BOARD OF SUPERVISORS**

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

July 3, 2007

RFS No.07-0014459

Tract Map No. **068396**

Vicinity: Compton

Tentative Tract Map Date: May 30, 2007 (1st Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 068396** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Park Water Company**, a public water system. The "will serve" letter from the water company has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valeri, E.H.S. IV
Land Use Program

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: TR068396 / RENV200600254 / RPKT200700012/ RVART200700009

1. DESCRIPTION:

The proposed project is an application for a Tentative Tract Map to convert an existing 11-unit apartment complex into 11 condominium units. Units 1, 2, 3, 5, 6, 7, 9, 10, and 11 consist of two levels and in three detached buildings. Units 4 and 8 will be located on top of the two existing parking garages consisting of four and seven spaces each. Grading is not proposed. Site access will be taken from an alley west of project site via San Vincente Street. The proposed project will be served by the Park Water Company and a Los Angeles County Sanitation District. Application also includes a request for a parking permit and a variance to allow reduced parking from the required 25 spaces to the 11 spaces that are provided.

2. LOCATION:

*14801 South Cookacre Street
East Compton, CA*

3. PROPONENT:

*Joseph Chang
1455 Monterey Pass Road, #201
Monterey Park, CA 90221*

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

PREPARED BY: *Impact Analysis Section, Department of Regional Planning*

DATE: *November 28, 2007*

STAFF USE ONLY

PROJECT NUMBER: TR068396
CASE: RENV200600254
RPKT200700012
RVART200700009



******* INITIAL STUDY *******

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: November 28, 2006 Staff Member: Rick Kuo

Thomas Guide: 735-D4 USGS Quad: Southgate

Location: 14801 South Cookacre Street, East Compton, CA

Description of Project: The proposed project is an application for a Tentative Tract Map to convert an existing 11-unit apartment complex into 11 condominium units. Units 1, 2, 3, 5, 6, 7, 9, 10, and 11 consist of two levels and in three detached buildings. Units 4 and 8 will be located on top of the two existing parking garages consisting of four and seven spaces each. Grading is not proposed. Site access will be taken from an alley west of project site via San Vincente Street. The proposed project will be served by the Park Water Company and a Los Angeles County Sanitation District. Application also includes a request for a parking permit and a variance to allow reduced parking from the required 25 spaces to the 11 spaces that are provided.

Gross Area: 0.38 acre

Environmental Setting: The project site is located in the unincorporated Los Angeles County community of East Compton, 1/3 mile west of Interstate 710, and is bordered to the east by Cookacre Avenue. There are 11 apartment units existing in five buildings. Land uses within 500 feet consist of single and multi-family residences, and commercial establishments and churches to the east and southeast. The project site topography is relatively flat with slopes of less than 5%.

Zoning: R-2 (Two Family Residence)

General Plan: Category 1 - Low Density Residential

Community/Area Wide Plan: None

Major projects in area:

Project Number

Description & Status

TR54299/03-054

7 2-unit residences on 0.94 acre (Pending).

R2004-00799

Adult Residential Facility and Disability Rehab Center (Approved 7/25/05).

TR066086

70 affordable apartment units (Pending).

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

Special Reviewing Agencies

Regional Significance

☒ None

☒ None

☒ None

☐ Regional Water Quality Control Board

☐ Santa Monica Mountains Conservancy

☐ SCAG Criteria

☐ Los Angeles Region

☐ National Parks

☐ Air Quality

☐ Lahontan Region

☐ National Forest

☐ Water Resources

☐ Coastal Commission

☐ Edwards Air Force Base

☐ Santa Monica Mtns Area

☐ Army Corps of Engineers

☐ Resource Conservation District of the Santa Monica Mtns.

☐ _____

☐ _____

☐ _____

County Reviewing Agencies

Trustee Agencies

☒ None

☒ Subdivision Committee

☐ State Fish and Game

☐ DPW: _____

☐ State Parks

☐ Health Services: _____

☐ _____

☐ _____

☐ _____

☐ _____

☐ _____

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
			Potential Concern		
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: Category 2: Conservation/Maintenance

2. ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Rick Kuo

Rick Kuo

Date: 19 December 2006

Approved by: Daryl Koutnik

Daryl Koutnik

Date: 19 DECEMBER 2006

- ☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?

Liquefaction (State of CA Seismic Hazard Zones Map - Southgate Quad).

- b. ☐ ☒ ☐ Is the project site located in an area containing a major landslide(s)?

(State of CA Seismic Hazard Zones Map - Southgate Quad).

- c. ☐ ☒ ☐ Is the project site located in an area having high slope instability?

- d. ☒ ☐ ☐ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

Liquefaction (State of CA Seismic Hazard Zones Map - Southgate Quad).

- e. ☐ ☒ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

- f. ☐ ☒ ☐ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

Grading is not proposed.

- g. ☐ ☒ ☐ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- h. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

Proposed project is conversion of an existing use.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
(USGS Southgate Quad Sheet).
- b. ☐ ☒ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
(LA County Safety Element - Flood Inundation Hazards Map).
- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?

- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off?

- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
(LA County Safety Element - Wildland and Urban Fire Hazards Map).
- b. ☐ ☒ ☐ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
Project site access to be taken from San Vincente Avenue.
- c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. ☐ ☒ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? Served by the Park Water Company.
- e. ☐ ☒ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?

- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?

- g. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
- ☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
There are two churches approximately 500 feet west and southwest of project site.

- c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

- d. ☐ ☒ ☐ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Noise Control – Chapter 12.8 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☒ Compatible Use

Proposed project is an existing use.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

Project site is served by the Park Water Company.

b. ☐ ☒ ☐

Will the proposed project require the use of a private sewage disposal system?

Project site is served by a Los Angeles County Sanitation District.

☐ ☐ ☐

If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

c. ☐ ☒ ☐

Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

d. ☐ ☒ ☐

Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

e. ☐ ☐ ☐

Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit

☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269

☐ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?
-
- b. ☐ ☒ ☐ Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
-
- c. ☐ ☒ ☐ Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
-
- d. ☐ ☒ ☐ Would the project conflict with or obstruct implementation of the applicable air quality plan?
-
- e. ☐ ☒ ☐ Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
-
- f. ☐ ☒ ☐ Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
-
- g. ☐ ☐ ☐ Other factors: _____

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
- _____
- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
- There are no natural habitat areas on project site.*
- c. ☐ ☒ ☐ Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
- _____
- d. ☐ ☒ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
- _____
- e. ☐ ☒ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?
- _____
- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
- _____
- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____
- _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?

- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?

- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?

- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological**, **historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- _____
- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
- _____
- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

(Los Angeles County Important Farmland 2002 Map).

- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- d. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
(Los Angeles County Trail System Map). _____
- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? _____
- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?

- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration): _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?

c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?

d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

e. ☐ ☒ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?
- _____
- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?
- _____
- c. ☐ ☐ ☐ Other factors? _____
- _____
- _____

STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130
- ☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?

- b. ☐ ☒ ☐ Could the project create capacity problems at individual schools which will serve the project site?

- c. ☐ ☒ ☐ Could the project create student transportation problems?

- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

Proposed project site is served by the Compton Unified School District.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

Nearest fire station is 2.78 miles away at 201 S. Acacia Avenue, Compton, CA.

Nearest Sheriff's station is 4 miles away at 11703 Alameda Street, Lynwood, CA.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

Water supply will be provided by the Park Water Company.

b. ☐ ☒ ☐

Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

c. ☐ ☒ ☐

Could the project create problems with providing utility services, such as electricity, gas, or propane?

Utility companies serving project site are Edison, Verizon, and Southern California Gas Co.

d. ☐ ☒ ☐

Are there any other known service problem areas (e.g., solid waste)?

e. ☐ ☒ ☐

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

f. ☐ ☐ ☐

Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269

☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?

- b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?

- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?

- d. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|-------|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site? |
| <hr/> | | | | |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site? |
| <hr/> | | | | |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? |
| <hr/> | | | | |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? |
| <hr/> | | | | |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site? |
| <hr/> | | | | |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? |
| <hr/> | | | | |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? |
| <hr/> | | | | |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? |
| <hr/> | | | | |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? |
| <hr/> | | | | |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? |
| <hr/> | | | | |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?
- _____
- b. ☐ ☒ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?
- _____
- c. Can the project be found to be inconsistent with the following applicable land use criteria:
- ☐ ☒ ☐ Hillside Management Criteria?
- ☐ ☒ ☐ SEA Conformance Criteria?
- ☐ ☐ ☐ Other? _____
- d. ☐ ☒ ☐ Would the project physically divide an established community?
- _____
- e. ☐ ☐ ☐ Other factors? _____
- _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?

- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?

- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?

- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

Yes No Maybe

- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-

- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
-

- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
-

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



NONCONFORMING REVIEW BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.1550, the applicant shall substantiate the following facts:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

TRACT 68396

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

SEE STATEMENT ATTACHED

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features prescribed in this Ordinance, or as is otherwise required in order to integrate said use with the uses in surrounding area.

SEE STATEMENT ATTACHED

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

SEE STATEMENT ATTACHED

D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

SEE STATEMENT ATTACHED

E. That such adjustment will not be materially detrimental to the public health, safety or

general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

SEE STATEMENT ATTACHED

Pursuant to Zoning Code Section 22.56.1550, the applicant shall substantiate the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the proposed condo conversion building structures has been in existence on the property since 1931. The proposed condo conversion building structures did not in the past adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area for the last 77 years. Therefore, there will not be any adverse affect in the future; or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because the condo conversion will be sold as individual units to potential home buyers as homeowners who will upkeep the use, enjoyment or valuation of the proposed condo conversion project which in turn will allow better use and enjoyment, such as less crimes commit and better upkeep maintenance, neighborhood watch, in an area promoting homeownership versus renters and as a result, increase the valuation of property of other persons located in the vicinity of the site; or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because the proposed condo conversion building structures have been in existence since 1931 for the last 77 years. In fact, the proposed condo conversion project shall promote a safer and better general welfare because home ownerships increase value of the entire neighborhood as opposed to properties occupied by renters. Currently, the renters occupied the existing apartment units. After the condo conversion, homeowners, who have more pride in taking care the properties than renters, will occupy the proposed condo conversion units. This condo conversion of converting occupants of renters into homeowners will positively contributing to the entire neighborhood in terms of providing better public health, safety or general welfare. At worse, there would be zero effect since renters are already occupying the existing 11 units apartment buildings.

Nonconforming Review – Burden of Proof

Tract # 68396

Page 2 of 3

July 10, 2008

- B. That the proposed condo conversion building structures were built in 1931 prior to the existence of any zoning or building codes. For the past 77 years since 1931 when the buildings were first built, the proposed site has always been adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features and will be in the future. Also, the proposed condo conversion building structures have always been integrated its use with the uses in the surrounding area for 77 years since 1931 and will continue to be integrated of its use with the uses in the surrounding area for the future.
- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate because the 11 units proposed condo conversion have been built since 1931 and there was no problem in the past. Since the proposed condo conversion does not alter, add, or change any building square footage to the existing 11 apartment units, there should be no affect in the future as well.
 2. By other public or private service facilities as are required because the 11 units proposed condo conversion have been built since 1931 and there was no problem in the past. Since the proposed condo conversion does not alter, add, or change any building square footage to the existing 11 apartment units, there should be no affect in the future as well.
- D. That the nature of the 11 units improvement is residential properties currently occupied by renters. When the proposed condo conversion is approved, homeowners will occupy the 11 units improvement. The nature of the improvements prior to and after the condo conversion approval is the same, that the nature of the improvement is residential properties. The cessation of use would reduce the housing units provided to the population in the vicinity and therefore impair the property rights of any person to such an extent as to be an unconstitutional taking the property.
- E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity because the proposed condo conversion building structures have been in existence since 1931 for the last 77 years. In fact, the proposed condo conversion project shall promote a safer and better

general welfare because home ownerships increase value of the entire neighborhood as opposed to properties occupied by renters. Currently, the renters occupied the existing apartment units. After the condo conversion, homeowners, who have more pride in taking care the properties than renters, will occupy the proposed condo conversion units. This condo conversion of converting occupants of renters into homeowners will positively contributing to the entire neighborhood in terms of providing better public health, safety or general welfare. At worse, there would be zero effect since renters are already occupying the existing 11 units apartment buildings.

Also, such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity because the condo conversion will be sold as individual units to potential home buyers as homeowners who will upkeep the use, enjoyment or valuation of the proposed condo conversion project which in turn will allow better use and enjoyment, such as less crimes commit and better upkeep maintenance, neighborhood watch, in an area promoting homeownership versus renters and as a result, increase the valuation of property of other persons located in the vicinity.

- A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52 because:

The structure has been in existence on the property since 1931. Parking has always been sufficient.

- B. That there will be no conflicts arising from special parking arrangements allowing Shared facilities, tandem spaces or compact spaces because:

No living space or structure is being added to this project. Only converting from apartment to condo in subdivision. The net effect to parking is zero.

The eleven parking garages are existing building structures built in 1931. Therefore, owners of other property in the same vicinity and zone will have zero effect on this parking permit application.

- C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots and uncovered residential parking spaces will provide the required parking for uses because:

The existing eleven units apartment has been in existence on the property since 1931 and never had the needed for off-site parking.

- D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.

The eleven units apartment is an existing building. There is no addition of any living space or structure. Therefore, the net effect to parking is zero.

The eleven garage parkings are already in existence since 1931 when the buildings were first built in 1931. Therefore, there is no negative or positive effect (zero effect) to the the ingress or egress of the eleven parking garages with the existing 20 feet alley.

The 20 feet current alley is an existing alley. The eleven parking garages have been in existence since 1931 when the buildings were originally built. Therefore, the proposed site is adequately served.

Parking Permit – Burden of Proof

Tract # 68396

Page 2 of 2

May 8, 2008

- E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

Existing eleven units apartment structures have been on the property since 1931. Therefore, the net effect to parking is zero.

The eleven garage parking structures built in 1931 are located at the alley (the alley is 20 feet wide). The existing tenants have been entering and existing all eleven garages with no problem.

The existing eleven parking garages are adjacent to the existing 20 feet alley since 1931 when the structures were first built. Therefore, the proposed condo conversion would have zero effect to the surroundings or vicinities.

Finally, the granting of the parking permit will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone due to the fact that the eleven units parking structure garages have been in existence since 1931 and no additional living space or living structure is added. So the net effect to this parking permit application is zero.